

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

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| General Property Information | For Staff Use Only DHR ID #: 096-0013 |
| Property Name(s): <u>Kirnan/"China Hall"</u> | |
| Property Date(s): <u>1781</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No | |
| Property Address: <u>498 Zion Church Road</u> City: <u>Hague</u> Zip: <u>22469</u> | |
| County or Ind. City: <u>Westmoreland</u> USGS Quad(s): <u>Kinsale</u> | |

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|---|
| Physical Character of General Surroundings |
| Acreage: <u>83</u> Setting (choose one): <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor |
| Site Description Notes/Notable Landscape Features: Located on state Route 611 near Hague, Kirnan is a two-story early colonial/classic revival plantation house built in 1781. It sits on what is considered to have been the main road from Montross-Hague-Kinsale-Northumberland. (Rt. 710). The house faces North and is in the center of the property of timberland and farmland with a long driveway leading up to the house from Route 611 (Zion Church Road). Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: There is a granary barn of painted weatherboard and metal roof to the left rear of the house that has been present on the site since the 1930's. The site also includes a 1 acre pond. |
| Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal |

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| Individual Resource Information |
| What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... Primary domestic residential dwelling on farm land. Under the previous owners, Kirnan was listed on the Virginia Century Farm program. The fields are currently leased for ongoing farming. In the 1920-40's the Bowie/Taylor family was operating a fully functional farm with cattle, chicken houses, and dairy processing. |
| What is the current use? (if other than the historical use) <u>Domestic dwelling and farming.</u> |
| Architectural style or elements of styles: <u>Early Colonial and Classic Revival</u> |
| Architect, builder, or original owner: <u>George and Ann Garner, owners of the property during the timeframe of 1781 when the house was built.</u> |
| # of stories <u>2</u> Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated |
| Are there any known threats to this property? <u>Not urgent</u> |

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete. Continuous English bond brick foundation and full brick cellar. Subsequent repairs/additions include large cedar posts in basement foundation supports.

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known. Hand-hewn oak beams, post and beam construction. Cedar beaded weatherboard with rope molding on exterior cornice and trim, brick foundation, 3 chimneys with both English and Flemish bond patterns. Interior 9.5 ft high ceilings. Interior walls, approximately a foot thick, are drywall over horsehair plaster and hand split lathe. Pine flooring throughout the house.

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.

Beaded cedar clapboard. Rope molding on exterior cornice and trim, column molding on front dormer windows. The exterior walls also include wooden shutters and metal shutter hooks.

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? NO

15 downstairs windows are 9 over 9, many with original rippled, glazed glass. 2 additional 6x6 in the breezeway and bath. 5 upstairs dormers are 6 over 6 also with older glass panes. All of the windows have vertical sliding wood sashes.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details. Enclosed Classic Revival front entry porch to parlor room. Fan patterned fixed transom window over the double paneled entry doors, covered by a gabled portico with rope trim on the pediment and cornices. Four 9 over 9 double hung windows with older glass panes. Interior pine flooring.

Roof: Describe the roof, listing the shape and the covering material.

The roofline has different sections: primary covering for all is framed asphalt shingles. Steep pitched roof with dormers on the second floor, gabled portico on Classic Revival porch pediment.

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.

3 brick chimneys, each 7 ft wide, in both English and Flemish bond. 4 open fireplaces.

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

The house is wood framed in 10 inch beaded cedar weatherboard, stands on a continuous English bond brick foundation above a full brick cellar and has a gabled roof. It has 5 dormer windows, 3 chimneys (each 7 ft wide) and 4 open fireplaces. The interior is very close to original. Kirnan has a central passage plan with 2 rooms on each side of the staircase. It has 10 rooms, approximately 2,713 sqft. The first floor includes 2 bedrooms, bath, dining room, classic revival front entry parlor room, living room and kitchen building with loft/attic at the rear of the house connected by an enclosed breezeway to the main house. The ceilings are 9.5 ft high. The central staircase has baluster railings and 2 landings – middle and upper which leads to the second floor. The second floor consists of 2 bedrooms and bath. Kirnan has a number of 18th century details such as 6 paneled wood doors with period hardware, 9 over 9 glazed glass windows, fireplace paneled molding to the ceiling, and wide pine flooring. There is also an enclosed Classic Revival front entry porch/parlor room with a fixed fan-patterned transom window over the paneled entry doors, covered by gabled portico with rope trim on the pediment and cornices.

From the book *Historic Sites in Virginia's Northern Neck and Essex County* statement of importance:

460 sites are included in the book's inventory – including Kirnan as a significant historic property. As it notes, very few of the early structures remain. The book states that only 4-5% of structures remain from the 17th and 18th century. Given that fact, Kirnan appears to be one of the very few earliest, Revolutionary War/Antebellum period structures still in existence. The full kitchen building with the fireplace is particularly rare. Not only is Kirnan still standing, it still serves as a livable home while maintaining the original foot print and many of the 18th century details.

Kirnan is named and specifically dated to 1781 construction in Camille Wells' dissertation document "Dendro-Dating the Domestic Architecture of Colonial Virginia: Exploring the Potential of Certainty" and the detailed 2001 study with the University of Virginia School of Architecture and the Jessie Ball duPont Religious, Charitable, and Educational Fund supporting dendro-chronological analysis of eighteen early Virginia houses. Ms. Wells states in a July 2001 letter to the Morrises: "The structural wood for Kirnan was cut in 1781. This date was derived from oak members with bark edge in both the cellar and the attic, and as we know that colonial builders invariably worked with green wood--did not cut or shape timbers until they were ready to build--this means the house was framed up--if not completely finished out within during that year."

Camille Wells included a further detailed description in her dissertation:

2/20/2013

“Kirnan is the carefully planned, well built, and expertly finished result of an expensive building campaign that few eighteenth-century Virginians could afford. Kirnan is a wood-framed and weatherboarded house built to one and a half stories with a gable roof that originally had clipped ends. The house faces north. Set on a low English-bond brick foundation above a full cellar, Kirnan has a central-passage plan with two rooms on each side. There is a passage and two additional rooms in the half-story above stairs. Exterior to each gable-end wall is a chimney made of Flemish-bond brickwork with a regular patterns of glazed headers up to the level of the stacks:

Despite their similarities in design, Kirnan's chimneys are sometimes thought to represent different periods of construction because the east chimney is significantly wider than that on the west gable end. While it would not be unlikely that an eighteenth-century house of Kirnan's size was built in two or more stages, Kirnan itself has no seam in the foundation and no punctuation in the roof structure that would accompany such a sequence of construction. It thus appears that Kirnan was originally planned to enclose two rooms on the east side of the passage and one large room on the west side. The four-bay elevation is one clue that such an arrangement was originally intended. Another is the surviving eighteenth-century woodwork in the northwest room. A handsome paneled overmantel would once have been centered on the west wall of a room that was later partitioned to create two small unheated rooms in the southwest quadrant of the main story.

This dwelling retains much of its original eighteenth-century interior finish, but like every other surviving house on the Northern Neck, Kirnan was given Federal-style retrimming during the early nineteenth century. Closer to mid-century, a one-room kitchen was built behind the house. Still later in the nineteenth century, this kitchen was connected by means of a hyphen to the main dwelling. It was probably at the turn of the century that a room with a fan-lighted doorway and other colonial-revival trim was added to Kirnan's facade. To those who inhabited the house, this room combined the functions of an enclosed front porch with those of a well-ventilated passage sufficiently broad to accommodate comfortable arrangements of seating. As long as anyone can remember, this space has been used as an informal sitting room.

Kirnan was built on a level site and oriented toward the road that connects Sandy Point Neck with more inland parts of Westmoreland County. Behind the house, the terrain falls away gradually toward a branch of Bonum Creek.”

In the 1930's *Carnegie Survey of the Architecture of the South* (Library of Congress) photos by Frances Benjamin Johnston created a systematic record of early American buildings and gardens. These photos of Kirnan cite it as having American architectural examples of clapboard siding, dormers, chimneys, balusters/stairway, fireplace/mantel and gables. These features have remained unaltered

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

- The Garner family of Northumberland and Westmoreland owned this property from around 1663 when Susanna Keene Garner's family obtained an assignment of an 875 acre patent to land which includes the Kirnan property. The Garner family held the land until the 1822 until it was sold to John Campbell.
- The Garner family for nearly a century and a half were among the top of the "lesser gentry" of this part of Westmoreland County.
- The property name was "China Hall" under the Garner family then the name was changed to "Kirnan" after the Campbell ancestral home in Scotland when John Campbell purchased the property in 1822.
- Kirnan owner George Garner served in the military during the American Revolution as 2nd Lt in Captain Daniel Morgan's militia company. He was named as a vestryman of Cople Parish in 1785 in Westmoreland County. He was named as Coroner by the Governor of Virginia on 25 Sep 1792 in Cople Parish. He was employed as a justice of the peace in 1794 in Cople Parish, Westmoreland County. 1799-1803 George served as Westmoreland's Representative in the VA General Assembly.
- Kirnan owner John Campbell (1775-1827) was a wealthy and distinguished lawyer, a member of the state Senate, a Commonwealth attorney, and served as a judge of the Superior Court of the district including the Northern Neck. He also represented Westmoreland County in the legislature and Washington Parish in one of the Conventions. He is said to have amassed a great fortune by his law practice.
- John served as Westmoreland's Representative in the VA General Assembly 1803-1806 and in the Virginia State Senate 1809-1817. He was also on the school Commissioners of Westmoreland County in 1823. The school commission was a result of a bill in 1818 which provided the legal bases for public education in Virginia until 1870.
- John's father, Archibald Campbell (1708-1774) is one of the early immigrants to Westmoreland County and was the well known minister/rector of Washington Parish, 1745-1774. Rev. Campbell was also the uncle of the famous English poet Thomas Campbell and thus John Campbell was the first cousin of the famous poet.
- In 1842 John and Elizabeth Campbell's five daughters (Eliza F. Campbell) sold "the estate called Kirnan" to Walter Bowie for \$2500.
- From 1843 forward Kirnan is descended by inheritance from Walter Bowie to son Edwin Bowie, then to nephew Walter Bowie Taylor, and then to youngest daughter, Genevieve Taylor, wife of John Morrow, Jr.
- Under the ownership by the Taylor family, Kirnan is listed on Virginia Century Farm Program - farms that have been in operation for at least 100 consecutive years and in the generations of Virginia farm families.
- In 2011, Bill and Leigh Ann Miller purchased Kirnan from Genevieve (Taylor) and John Morrow.

Sources:

Campbell Papers 1802-1879, Virginia Historical Society, Manuscripts Call Number: Mss2 C1539 b 1-25

Carnegie Survey of the Architecture of the South (Library of Congress). – 1930's photos by Frances Benjamin Johnston (1864-1952) created a systematic record of early American buildings and gardens.

Early Immigrants of Westmoreland County - History and Genealogy Repository

Eaton, David W. ***Historical Atlas of Westmoreland County***, Virginia. Dietz Press, Richmond, Va. 1942.

Historic Sites in Virginia's Northern Neck and Essex County, Edited by Thomas A. Wolfe. Preservation Virginia, Northern Neck Branch, Warsaw Virginia, University of VA Press, 2011.

Lancaster, Robert Alexander, ***Historic Virginia Homes and Churches***, 1915.

Library of Congress (inventory form call number: HABSI - VA - Westmoreland Co.- Kirnan): Inventory form made out for Kirnan by W.B. Morton III in 1958 for the Historic American Buildings Survey, to consider adding Kirnan to formal documentation though Kirnan was not documented formally by the HABS.

Lohrenz, Otto. ***"Clergyman and Gentleman: Archibald Campbell of Westmoreland County, 1741-1774"***, NNVHM 39, p.4432- 4455.

Meade, William. ***Old Churches, Ministers and Families of Virginia***, Vol 2. William Meade J.B Lippincott & co., 1878.

rootsweb.ancestry.com – Garner family, Campbell family & Westmoreland County history

Wells, Camille. Jessie Ball duPont Fund. *“The Drama of Discovered Origins: Dendrochronology and the Early Virginia House”*, University of Virginia, July 2001

Wells, Camille. *“Social and Economic Aspects of Eighteenth-Century Housing On The Northern Neck of Virginia”* (Ann Arbor, MI: UMI Dissertation Service, 1994). Order No. 9511091.

Westmoreland County Virginia 1653-1983, Edited by Walter Biscoe Norris, Jr., Westmoreland County Board of Supervisors, Montross VA, 1983.

Westmoreland County Land Tax Records/Inventory Book/Deed and Will Book

Virginia Century Farm Program (Kirnan is listed under the Taylor family)

White, Edward (of Kinsale, Va). Garner property research.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)Mr. ☒ Mrs. ☒ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Bill and Leigh Ann Miller

(Name)

Box 92

(Address)

Sandy Point

(City)

VA

(State)

22577

(Zip Code)

Leigh.ann.miller@oracle.com and lowhm@aol.com

(Email Address)

(703) 472-4663 or (703) 402-1527

(Daytime telephone including area code)

Owner's Signature: _____ Date: 12 January 2013

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: ()

Applicant Information (Individual completing form if other than legal owner of property)Mr. ☐ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

(Name)

(Firm)

(Address)

(City)

(State)

(Zip Code)

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____

Date: _____

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Norm Risavi

(Name)

County Administrator

(Position)

Westmoreland County Govt Offices

(Locality)

PO Box 1000

(Address)

Montross

(City)

VA

(State)

22520

(Zip Code)

804-493-0130

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

We have family history for 4 generations with land ownership in the Northern Neck, Sandy Point area. We feel it is critically important to preserve and share the area's surviving early structures and their history – architectural and owners “stories” that reflect early life in the region. We would like to pursue National Register and Virginia Landmarks designation.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐Would you be interested in the easement program? Yes ☒ No ☐